

## Blanco, TX

Planners, architects, engineers and other related professionals are requested to submit a proposal to provide professional services to author Commercial Corridor Revitalization Plans for two of Blanco's commercial corridors poised for redevelopment.

### **Overview**

The City of Blanco is requesting qualifications, pricing information, and availability of a consultant to author development regulations and design standards for the HWY 281 corridor. The corridor faces unique challenges, including construction restrictions caused by Local and National Historic districts, TxDOT's ownership and the lack of vision for the area. Blanco seeks to implement an overlay district for this key corridor to spur development while supporting and enhancing quality of life of the surrounding neighborhoods.

### **Overlay Corridor District Plan**

This project requests "Commercial Corridor Revitalization Plans" for two (2) separate but connected corridors to be adopted into the Land Development Code as Corridor District (CD) Overlay Districts. In order to enhance quality of life of the surrounding neighborhoods and spur development, the plans for corridor revitalization should consider a variety of key issues, including Special Hazard Flood Zones and Local Historic Districts, to frame the future of these neighborhoods and business corridors. Considerations include but are not limited to: existing conditions; feasibility of walkable, functional neighborhoods and mixed-use districts; redevelopment opportunities that support an economically viable and sustainable community; character and history; design guidelines; implementation language and robust public participation.

## **Outcome/Goal**

The intended outcome of the project is to engage the public and work with the City to create land development tools that reflect the established vision for HWY 281 as determined through this process and to promote Smart Growth principles, mixed-use districts, urban design standards, economic revitalization and/or enhancement; protect and strengthen the corridor's desirable and unique history, character, and identity; address design challenges existing within the Local Historic District; reduce conflicts caused by the introduction of incompatible land uses; stabilize and improve property values; promote more transportation options; and encourage safe, convenient, attractive, sustainable, healthy neighborhoods and districts.

## **Meeting / community input format**

Responses should include proposed strategies for public engagement including area residents and business stakeholders at a minimum. Firm involvement should include at a minimum 1-2 presentations to Planning Commission, which may be virtual, and 1 in-person presentation to City Council.

## **Deliverables**

The deliverables for this project are:

1. Overlay District development codes, including but not limited to setbacks and similar dimensional standards, use regulations, design guidelines, etc., for the entire HWY 281 Corridor
1. Digital/Electronic copies of all new databases, studies, and documents prepared for the completion of the final project
2. Professional, print-ready material in a standard word-processing program in a format editable by the City
3. Professional-looking graphics consistent with the scope of services outlined in the RFP
4. Deliverables formatted as Shapefile layers for GIS
5. All materials and sufficient copies for distribution and presentation to Planning Commission and City Council and all public engagement activities

**Project Timeline and Budget:**

The City prefers no more than a 12-month process that would begin on or about December 15, 2021. This timeframe would include public review of the final draft and the public hearing process to adopt the Overlay Corridor District and changes to the Official Zoning Map. A final schedule will be mutually determined by the City and selected firm.

**Submittal Requirements:**

Responses must conform to the requirements set forth in this RFP, and include as follows:

- Cover letter identifying all firms proposed for the team, including contact information, such as mailing address, email address and phone number;
- Project understanding;
- Statement of Qualifications: Team organization, including professional resumes and identification of the lead consultant and project manager, key personnel, and the roles and responsibilities of all sub-consultants;
- Statement of Relevant Work/Experience with referral contact information and links to published product(s).
- Project approach;
- Scope of Work; (Important elements: Public participation plan; digital content for website)
- Proposed deliverables;
- Proposed timeline, not to exceed 12 months from project initiation;
- Proposed project budget;
- Clearly identify any term of proposal that may deviate from submitted requirements and the benefits thereof.

All proposals, exhibits, responses, attachments, reports, charts, schedules, maps, and illustrations shall become the property of the City of Blanco upon receipt.

**Selection Criteria Process:**

All proposals received will be reviewed by designated City staff according to the selection criteria set forth in this RFP.

The following criteria will be the basis on which responses will be considered (in no particular order):

**Evaluation Criteria**

Demonstrated Capacity (Past performance of firm on similar projects, as well as project manager and other team members; availability of consultant team members; extent of other completed projects of similar scope and magnitude). (25)

Experience and qualifications of personnel assigned to perform the services (20)

Proposed Scope of Work and Deliverables (Understanding of the assignment; quality of response to proposed work program deliverables, and public/ stakeholder engagement). (30)

Communications (Organization/completeness of response; writing skills, as shown through referenced work examples). (10)

Work Product Examples (Quality, appearance, presentation, and applicability of referenced work examples). (15)

Total (100)

**Questions:**

The deadline to submit written questions for information and/or clarification is 3:00 p.m. on November 9, 2021. Questions should be made in writing to Kelly Kuentler, City Administrator. All written questions received by this deadline will be answered in writing, posted as an accompanying document on the City's website beside the publication of this RFP. Answers will be posted by close of business on November 10, 2021.

**Submission:**

Final sealed proposals must be received by the City of Blanco office of the City Administrator no later than 10:00 a.m. (Central

Standard Time) local time on **November 15, 2021**. Late proposals will not be accepted nor considered.

**All proposals must be sealed and clearly marked with the Proposer's name and labeled with "RFP: HWY 281 CORRIDOR OVERLAY".** Proposers must allow sufficient lead-time to ensure receipt of their proposals by the time specified. The City of Blanco will not be responsible for a carrier's failure to deliver. **One (1) PDF of the complete proposal response on a flash drive must be delivered to the following:**

### **Physical Address**

### **Schedule of Activities**

Please note that dates are subject to change based on City of Blanco needs.

RFP Issue Date — October 27, 2021

Deadline for Questions — November 9, 2021, 3:00 p.m.

Response in Writing, to Questions — November 10, 2021 (COB)

Closing Date for Receipt of Proposals — November 15, 2021  
10:00 am, CST

Bid Openings — November 16, 2021, 10:00 am, CST

Discussions/Negotiations as Needed — November 17-30, 2021

Anticipated Notice to Proceed — December 15, 2021

The City of Blanco reserves the right to reject any or all Proposals, or any parts thereof, waive formalities, negotiate terms and conditions, and to select the consultant and service options that best meet the needs of the City of Blanco. It is expected that all vendors will be able to furnish satisfactory evidence that they have the ability, experience, and capital to enable them to complete this project.

Any addendums will be listed on the City's Public Notice page.